

Hayes Township Planning Commission
September 19th, 2023
Regular Meeting
Zoom ID 836 0148 1092

CALL TO ORDER: Chairperson Roy Griffiths called the meeting to order at 7:00 p.m.

Members present: Roy Griffiths (Chair), Derek Burnett, Marilyn Morehead, Rex Greenslade, CT Martin, Mark Snyder, and Matt Cunningham.

Also, present: April Hilton (Deputy Clerk/Recording Secretary) and Kristin Baranski.

Audience: Luke VanZee, Diane McMahon, Jim McMahon, Danielle Hutchenson, Janet Simon, Deb Narten, LuAnne Kozma, Tim Boyko, Ellis Boal, Winnie Boal, Kevin Willis, Andy Wilson, Melvin Czechowski, and Carol Umlor.

REVIEW AGENDA:

Mr. Greenslade made a motion, supported by Mr. Martin, to approve the agenda as presented.
Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, Mark Snyder and Marilyn Morehead

Nays: none **Motion Carries**

DECLARATIONS OF CONFLICTS OF INTERESTS: None

APPROVAL OF MINUTES AUGUST 22ND, 2023 REGULAR MEETING

Mr. Martin made a motion, supported by Ms. Morehead, to approve the August 22nd, 2023, regular meeting minutes as corrected.

Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, Mark Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:

Public comments opened at 7:04 pm.

Comments included:

- Resident requested the Planning Commission to have a meeting with a Geologist and was wondering if the Township could allow the meeting to take place at the Township Hall with the use of the Township microphones and Zoom equipment.
- Resident would like to know why the Planning Commission will not speak with the Geologist the residents have been speaking to. Also, they feel the township Lawyer does not have the resident's interest in mind.
- Resident suggested using "Previously mined" for the Future Land Use map, would like it to state something about the land being mined.
- Resident supports the request to have the Planning Commission consult with the Geologist.

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- Resident believes the Planning Commission does not have to follow what the Township Lawyer suggests.
- Resident supports the previous comment. Also, would like to see the public comment section before the meeting include agenda items. Stated they feel the zoning admin reports should be better and hopes the Planning Commission will enforce better reports.
- Resident would like more information on the Bauer Ford report.

Public comments closed at 7:19pm

REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:

Next meeting October 9th, 2023.

REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:

NA

ZONING ADMINISTRATOR REPORT:

Written report available at Hayes Township Hall.

HOUSING NORTH – ZACHERY SOMPLES (BRIEFING ON RESORT TOWNSHIP AND LOCAL HOUSING NEEDS ANALYSIS:

- Zach Somples presented the Planning Commission and public with Housing North's Mission and available programs.
- Zach explained the housing needs per county. Charlevoix County is forecasting a 0.2% increase in population by 2027.
- Zach recommended to identify, and reach out to advocates, foundations, developers, and investors that could be potential residential development partners. Also, consider identifying possible sites for residential development and determine if the sites' appeal could be enhanced with land preparation, pre-development assistance or infrastructure help.
- Northwest Michigan Housing Summit 2023 will be held on October 25-27 at the Park Place Hotel, in Traverse City.

BEGIN REVIEW OF DRAFT EDITS TO ZONING ORDINANCE:

Planning Commission members discussed.

- Article I Title and Legal Bases
- Article II Purpose, Interpretation and Effective Date

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- Article III Definitions

Discussion included:

- CT Martin and Mark Snyder will both research definition for "Family".
- EMS needs to be added to essential units.
- Mr. VanZee is researching the definition of "Farm" and will help clarify what is and is not allowed under farm in the ordinance.
- ADU's should be included in the definition for "Floor Area".
- Expand the definition for "Home Occupation".
- Further explanation on the definition for "Kennel".
- Need definition from the Army Corp for Lake Michigan.
- Further explanation for "Corner Lot" definition.
- Need consistency with what is considered the front and rear lot lines.
- Structure can have multiple waterfront sides (Lake/stream/pond).
- Ordinary high-water mark, (state/EGLE/Army Corp) definitions.
- Under the definition for Structure, remove the term "more or less".

Ms. Morehead made a motion, supported by Mr. Cunningham to table the Review of Draft Edits to the Zoning Ordinance until next meeting.

Yeas: Derek Burnett, Roy Griffiths, Matt Cunningham, Rex Greenslade, CT Martin, Mark Snyder, and Marilyn Morehead.

Nays: none **Motion Carries**

SET/CONFIRM PUBLIC HEARING DATES:

None

SET/CONFIRM DATE OF NEXT PC MEETING – OCTOBER 17TH, 2023.

Next Planning Commission regular meeting will take place on October 17th, 2023, at 7:00 pm.

PUBLIC COMMENT: Public comments open 8:42 pm.

Comments included:

- Resident expressed they feel strongly about the township including dates on the Zoning Administrator report.
- Resident stated they have seen other Zoning Administrator Reports that contains dates. Would like to know if there has been a new special use permit granted. They are concerned about the definition changes being discussed.
- Resident supports the dates being included on the Zoning Administrator report. Also stated the Township website is great and always up to date.

Public comments closed 8:49 pm.

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PLANNING COMMISSION COMMENT:

Ms. Morehead stated the Tipp of the Mitt is having their annual meeting 9 to 11 on Thursday September 21st will be discussing Septic issues. If you visit the Tipp of the Mitt website you will be able to join the meeting via zoom.

Mr. Greenslade stated is he confused why the Township is not considering consulting with the Geologist the residents have requested the township too.

Mr. Griffiths responded to Mr. Greenslade, explaining the process the township would have to take to consider the Geologist studies. It is contingent on Rieth Reilly allowing the Geologist to run test on the Rieth Reilly property. Also stated the Planning Commission can only submit a request to the Board of Trustees to consider a professional study presentation.

Mr. Martin questioned Jim McMahon's opinion on industrial use for the Rieth Reilly property.

ADJOURNMENT: Mr. Greenslade made a motion, supported by Ms. Morehead, to adjourn the meeting at 9:01 pm.

Yeas: Derek Burnett, Mark Snyder, CT Martin, Roy Griffiths, Marilyn Morehead, Rex Greenslade, and Matt Cunningham.

Nays: none **Motion Carries**

Respectfully Submitted by:
April Hilton
Deputy Clerk/Recording Secretary